

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12694 of East Washington Heights Baptist Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.413 to continue to operate a community service center (Meals on Wheels) in the R-1-B District at the premises 2220 Branch Ave., S.E., (Square 5667, Lot 824).

HEARING DATE: July 19, 1978

DECISION DATE: July 19, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in the R-1-B District at the northeast corner of the intersection of Alabama and Branch Avenues, S.E.

2. The subject site, approximately 55,497 square feet in area, is improved with the East Washington Heights Baptist Church building. Access to the church's kitchen facilities and parking lot, which is approximately 20,000 square feet in area, is from Alabama Ave.

3. The applicant proposes to continue using the church's kitchen facilities to prepare meals for delivery to elderly, handicapped and other community members who are unable to either shop or prepare meals for themselves. The use was originally approved by the Board in case No. 11924, by order dated June 20, 1975.

4. The program operates seven days a week from 9 a.m. to 1 p.m. Since the delivery component of the program occurs during non-peak hours, with vehicles entering and exiting from Alabama Ave. a major arterial, objectionable impacts due to noise and traffic have not occurred and are not anticipated.

5. The recipients are served two meals simultaneously (one hot midday meal and a cold meal for later use) at a cost of \$2.25 per day, with subsidies for those recipients unable to pay.

6. The meals are prepared and delivered by rotating volunteers. Six volunteer cars deliver meals covering the entire far southeast Washington area. The program coordinator is the only person paid.

7. The program is conducted within the existing church building, with no outside signs indicating the operation of the program.

8. The Meals on Wheels Program is a non-profit organized service, with income only from the food payments of the recipients and charitable contributions.

9. The Municipal Planning Office by report dated July 14, 1978, recommended approval of this application on the grounds that the applicant is in compliance with the Board's prior Order and the requirements of Sub-section 3101.413 of the Zoning Regulations. The Board so finds.

10. There was no opposition to the granting of this application.

11. There was no report from Advisory Neighborhood Commission 7D on this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record, the Board concludes that the program meets the requirements of Paragraph 3101.413 of the Zoning Regulations.

The Board concludes that the program is not organized for profit, but ~~ex~~clusively for the promotion of the social welfare of the community, that the portion of the program conducted on the property is carried on within the existing church building, with no signs indicating the operation of the program. The Board further concludes that the continued operation of this program is not likely to become objectionable to the residence district because of noise and traffic. The requested special exception is in harmony with the general purpose and intent of the Zoning Regulations, and will not tend to adversely affect the use of neighboring property. It is therefore ORDERED that this application is hereby GRANTED for a period of THREE years from the date of expiration of the previous Certificate of Occupancy, at which time it may be renewed at the discretion of the Board upon the filing of a new application pursuant to Paragraph 3101.413 of the Zoning Regulations.

VOTE: 5-0 (Theodore F. Mariani, Charles R. Norris,  
Chloethiel Woodard Smith, William F. McIntosh  
and Leonard L. McCants)

FINAL DATE OF ORDER: 29 AUG 1978

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steve E. Allen

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.